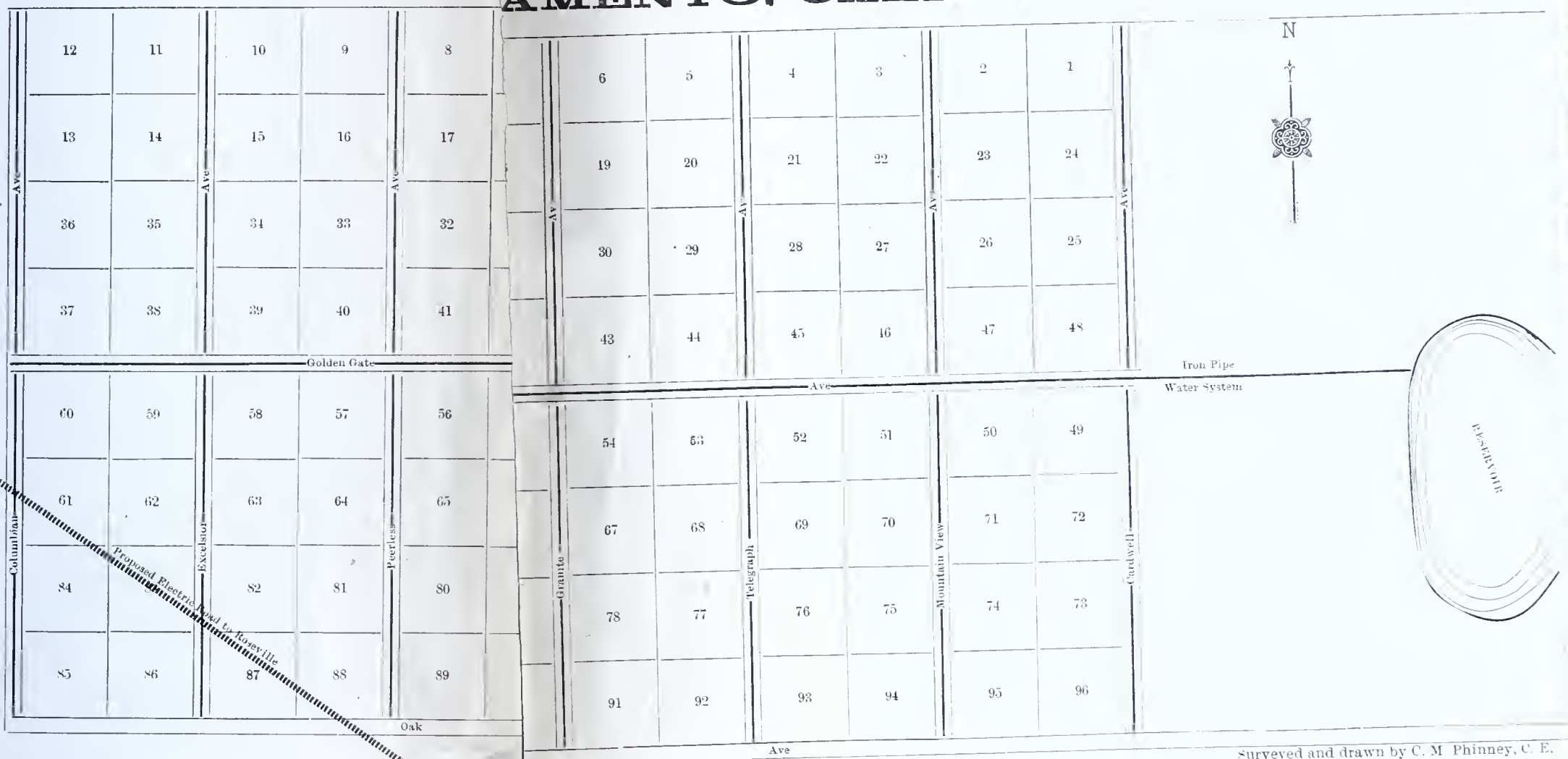






# CARDWELL COLONY.

SACRAMENTO, CALIFORNIA.



The Cardwell Colony comprises all of Section 2,  $\frac{1}{2}$  of Section 22 which lies west of east line of Cardwell and that portion of N. this plat, all in Township 10 N., R. 7 E., M. D. Bill Avenue, as shown on County, State of California; containing about one thousand acres of choice fruit land, which has been subdivided into tracts of about ten acres each. It is most conveniently located at the corner of two of the best roads in the north-eastern portion of the beautiful Sacramento Valley, fifteen miles from the City of Sacramento, four miles south of Roseville and fifteen miles from the Central Pacific and California and Oregon Railroad station (junction of the an electric railroad is now being surveyed through the). The right of way for Colony to the town of Roseville, thus facilitating the lands of the Cardwell to the eastern markets. Fruit packed here will arrive in fine condition, and one day in time saved in transit, as it will be forwarded in fine condition, and gathered from the trees and vines.

## TOPOGRAPHY.

The entire tract of land is well improved, and inclosed under a first-class fence. Good crops of wheat have been raised here for many seasons. The Cardwell Colony is located adjoining the lands of Orange Vale, where almonds, pears, olives, oranges, peaches, and all of the best varieties of grapes, and all kinds of citrus fruits have been successfully cultivated for several years past.

## SOIL.

The soil is an exceedingly rich sandy loam, particularly adapted for the cultivation of oranges, lemons, olives, figs, almonds, grapes and all kinds of berries.

## WATER.

Water for domestic purposes is abundant and of good quality. Wells are sunk from twenty-five to sixty feet. Arrangements can be made with the American River Company for an unlimited supply of water, to be conveyed from their reservoir within a short distance of the Cardwell Colony.

## TRANSPORTATION OF FRUITS.

The proposed electric railway when completed to Roseville, will enable the grower in the Cardwell Colony to forward his fruit to Sacramento very early on the same morning, and to San Francisco within a few hours: thus within easy reach of the best markets on the Pacific Coast, and also to ship in car load lots directly to the eastern markets without transfer on the same day.

## PRICES OF LAND IN CARDWELL COLONY.

These ten acre tracts are placed within reach of all home-seekers, the price being only \$70 per acre, and sold on most favorable terms, being one-third cash, balance at the option of purchasers, payable within three years, at six per cent interest per annum; taxes on land will be paid by the seller until deed is made and delivered.

## INTOXICATING LIQUORS.

No wine or liquor will be permitted to be sold within Cardwell Colony. No saloons will be allowed; a clause prohibiting same being inserted in every deed.

For further particulars address or call on

JOHN T. CARDWELL  
301 J Street, Sacramento, California

